



CITY COUNCIL ACTION

Council Meeting Date: June 10, 2024

Item No: 24-179

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: 037-084

Title, Ordinance

Amending Chapter 148 of the Code of the City of Bangor by Including the Hasey's Maine Stages Building as a Historic Landmark.

Summary

The proposed change would update Chapter 148 of the City's Code of Ordinances to add Hasey's Maine Stages Building at 490 Broadway to the listing of Historic Landmarks.

In the 1940s and 1950s Hasey's Maine Stages Building served as a bus garage and terminal for Hasey's Maine Stages Inc. Hasey's Maine Stage served as a major service center for transportation, supporting tourism to and from Maine's more rural northern towns.

In March 2024, the Hasey's Maine Stage Building at 490 Broadway was accepted into the National Register of Historic Places based on its local significance.

The Historic Preservation Commission has previously expressed interest in local designation.

Committee Action

Committee: Historic Preservation Commission

Meeting Date: June 13, 2024

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading and Referral to HPC June 13, 2024



CITY COUNCIL ORDINANCE

Date: June 10, 2024

Assigned to Councilor: Fish

ORDINANCE, Amending the Code of the City of Bangor by Including the Hasey's Maine Stages Building as a Historic Landmark.

WHEREAS, the proposed amendments would update Chapter 148 of the City's Code of Ordinances to include the addition of Hasey's Maine Stages Building to the listing of Historic Landmarks; and

WHEREAS, Hasey's Maine Stages Building served as a major service center for transportation in the 1940s and 1950s, supporting tourism to and from Maine's more rural northern towns; and

WHEREAS, Hasey's Maine Stages Building was accepted into the National Register of Historic Places based on its local significance;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BANGOR AS FOLLOWS, THAT

Chapter 148-5 of the Code of the City of Bangor is amended as follows:

§ 148-5 Historic districts, historic sites and historic landmarks designated.

The following described lands, buildings or structures or areas of the City are designated historic districts, historic sites or historic landmarks, as follows:

....

C. Historic landmarks.

...

(37) Hasey's Maine Stages Building. The land and buildings located at 490 Broadway, City of Bangor Tax Assessor's Map 37, Lot 84.

Additions underlined, deletions ~~struck through~~.



CITY OF BANGOR

June 13, 2024

ADDITION TO THE HISTORIC LANDMARKS 490 BROADWAY (HASEY'S MAINE STAGE)

SUMMARY

Pursuant to §148-4.B. of the Code of the City of Bangor, enclosed is a report from the Bangor Historic Preservation Commission to the Bangor City Council regarding the application to add 490 Broadway (Hasey's Maine Stages) to 148-5C list of Historic Landmarks.

This item received First Reading from the Council on June 10, 2024 (Council Action #24-197).

This item was considered by the Bangor Historic Preservation Commission in public hearings held on June 13, 2024. The following report provides a summary of the materials considered, discussion held, and actions taken by the Commission during these hearings.



Recent photo of 490 Broadway



NEW BUS GARAGE OF HASEY'S MAINE STAGES—Perhaps the most modern heated garage unit in Maine, this new structure on outer Broadway is designed as a bus garage for Hasey's Maine Bus Lines. It is heated by the latest methods of reflective heat. (Staff photo.)

January 7, 1946 - Bangor Daily News

Historical Significance

From 1945 through 1953, 490 Broadway served as a bus garage for Hasey's Maine Stage Building. This business emerged at a time when railroad transportation was diminishing as automobile transportation increased, making Hasey's uniquely positioned to serve as the transportation from central Maine to more rural and northern parts of Maine.

Architectural Character

Hasey's Maine Stage Building is one of Bangor's few Streamline Moderne buildings. The Streamline Moderne style emerged Post-World War Two and was defined by a sleek and efficient look, often related to transportation. Designed by Paul Elliott Atwood, 490 Broadway exemplifies this style with a flat roof, smooth stucco wall surface, rounded corner with glass block window and horizontal banding.

Additional Details

In March 2024, the Hasey's Maine Stage Building at 490 Broadway was accepted into the National Register of Historic Places based on its local significance (contribution to history and distinctive characteristics).

Bangor Historic Preservation Commission Discussion, May 9, 2024, June 13, 2024

At the May 9, 2024 meeting Property Owner Loren Coleman presented to the Commission and provided an overview of the history and architecture of the building, as well his ownership and plans for the property. All commission members were supportive of the nomination.

Members in attendance at the June 13, 2024 meeting included Edmund Chernesky, Peter Keebler (via Zoom as a non-voting member), Nathaniel King (via Zoom), Rebecca Krupke, Matthew Weitkamp, and Anne Marie Quin. Property Owner Loren Coleman presented on potential future development sketches.

Commission Consultant Mike Pullen read Chapter 148-3 on the standards necessary for a site to qualify as a historic landmark. The Commissioners then discussed which standards were applicable. Property Owner Loren Coleman offered insight relating to his national designation process. Member Weitkamp moved (Member Quin seconded) that standards A, C, D, and F in Chapter 148, Section 3 were applicable to this proposal. The Commission voted 5-0 in approval of the noted standards being applicable.

There was no comment from the public in regards to the application and the Commission had no additional comments or discussion to include in this report.

Recommendation to City Council

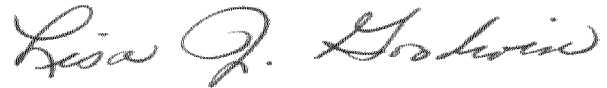
Member Krupke moved (Member Quin seconded) to recommend that the Bangor City Council amend the Code of the City of Bangor to add 490 Broadway (Hasey's Maine Stages) to §148-5C, the list of Historic Landmarks. The Commission voted 5-0 in favor of the amendment.

IN CITY COUNCIL

JUNE 10, 2024

COrd 24-179

First Reading and Referral to Historic Preservation Commission Meeting on June 13, 2024



CITY CLERK

IN CITY COUNCIL

JUNE 24, 2024

COrd 24-179

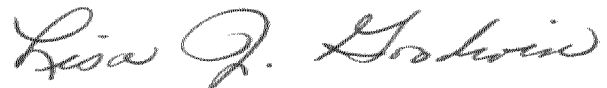
Motion made and seconded for Passage

Vote: 7 - 0

Councilors Voting Yes: Deane, Fish, Fournier, Leonard, Tremble, Yacoubagha, Pelletier

Councilors Voting No: None

Passed



CITY CLERK